

Stepping Stone to the American Dream™



Reszi Property located in Lake Wales, FL



LIVE RESZI®

www.reszi.com

SINGLE-FAMILY RENTAL PLATFORM

RESZI IS A FULLY-INTEGRATED REAL ESTATE FIRM BASED IN DALLAS, TX, WITH IN-HOUSE ACQUISITIONS, OPERATIONS, AND PROPERTY MANAGEMENT. THE COMPANY CONSISTS OF MORE THAN 50 TEAM MEMBERS AND IS CAPABLE OF ONBOARDING MORE THAN 1,000 HOMES PER YEAR.



**Reszi Property located
in Winter Haven, FL**

Access the Future of SFR — All Under One Roof —

Who We Are

Reszi isn't just a real estate company, a technology company, or a property management firm. **We are ALL of these — seamlessly integrated into one institutional platform.** Our holistic approach makes Reszi different. It's why we are unlike anything you've probably seen before in Single-Family Rentals.

We own the entire ecosystem in-house so you don't have to.



Acquisitions



Leasing/Move Ins/Outs



Maintenance & Work Orders



The Entire Resident Experience



Investor Management



Institutional Structured Debt Facility with
Deutsche Bank, New York Branch

Why We Do What We Do



How We Do What We Do

Brand-new homes without the construction risk. In-place institutional credit facility. Acquisitions negotiated at net purchase prices below appraised values. Just a new way to build a single-family rental company. We've invested thousands of hours building the Reszi platform and technology since 2019.

Today:

→ **97%**

**Occupancy
platform wide**

→ **70%**

**Resident
retention rate**

→ **800+**

**Homes across Arizona,
Texas, and Florida**

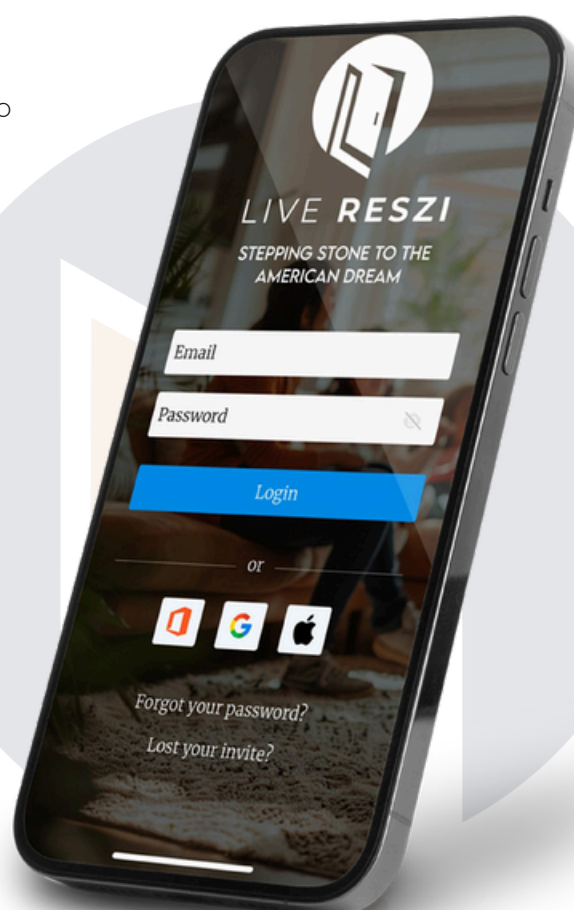
→ **4.5+**

**Google reviews from
satisfied Reszidents.**

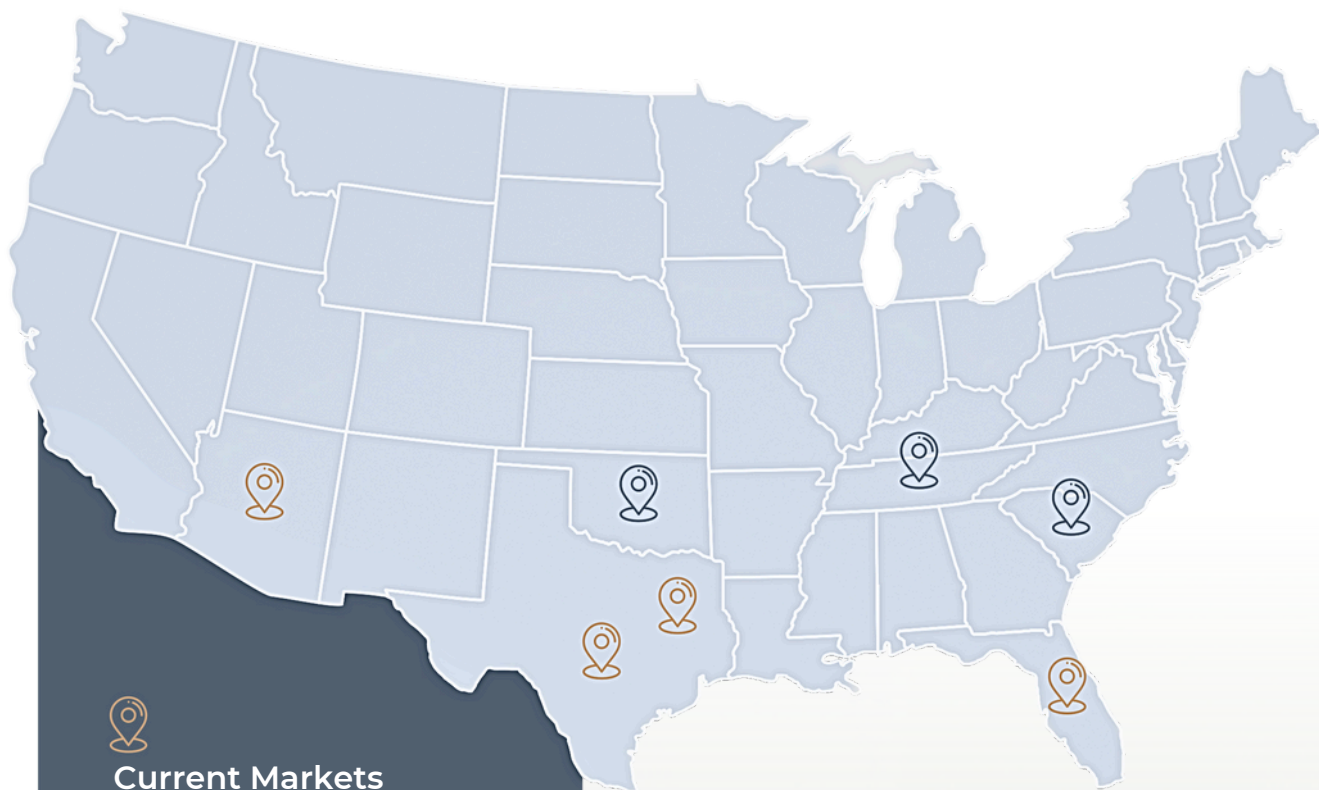
- **We do not hand off responsibility to unreliable third-parties; we own it.**
- **We underwrite. We close. We execute. We perform. We build lasting relationships.**
- **We earn trust by executing with precision, transparency, and accountability.**

Leveraging our relationships, we are buying newly constructed homes from national builders below replacement cost in some of the nation's most resilient and growing markets. We strive to deliver strong performance, consistency, and transparency to our investors.

Reszi isn't just a new team—it's a new league. Reszi didn't just join the game—we're setting a high standard and changing how it's played in single-family rentals.



Where We Do What We Do



Current Markets

- **Tucson, AZ**
- **Dallas/Fort Worth, TX**
- **San Antonio, TX**
- **Orlando, FL**



Prospective Markets

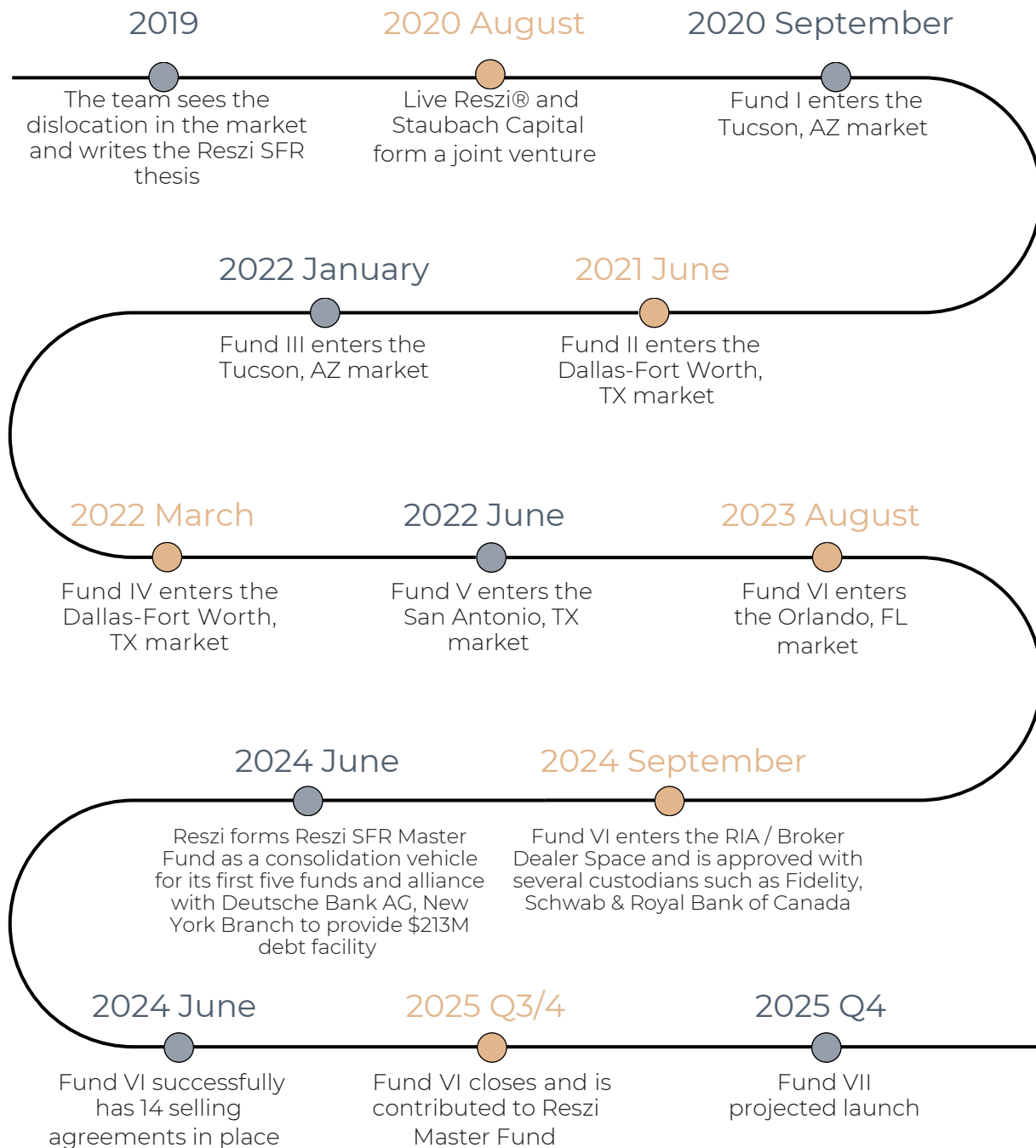
- **Oklahoma City, OK**
- **Knoxville, TN**
- **Raleigh, NC**

We analyze prospective markets by evaluating:

- Positive population growth
- Positive job growth
- Highly-rated school districts
- Good transportation arteries
- Landlord-friendly city/state
- National builder presence
- Community infrastructure and amenities



Track Record



Years	Cumulative Homes	YE Cumulative Equity
2020	35 Homes	6,061,000
2021	175 Homes	29,875,000
2022	300 Homes	72,000,000
2023	500 Homes	79,493,758
2024	600 Homes	87,837,758
(Projection) 2025	1000+ Homes	125,000,000+

Offering & Overview

Accredited Investors Only

**Structure:**

Limited partnership | Reg D offering, Rule 506(c)

**Offering Size:**

\$54,000,000

**Minimum Investment:**

\$54,000 *



Term: We are underwriting 5 years exit; the Fund life is 7 years, with two one-year extensions (per the PPM) *



Distributions: To be made from cash, if available, on a monthly basis, commencing once the homes are purchased and the fund is stabilized



Tax Treatment: Expected long-term capital gains via K-1 to all limited partners; 100% of depreciation flows through to contributing equity partners (Reszi makes no representations or warranty regarding any tax treatment, and investors should consult their tax professionals)

* Up to Sponsor discretion;
Please see the full PPM of Reszi Fund VI, LP for the full terms of the Offering



**Reszi Property located
in Eagle Lake, FL**

Value Creation & Potential Exit Options

Scattered SFR Investments benefit from greater liquidity and optionality for multiple off-ramps



Risk Adjusted Value Creation

Live Reszi® is acquiring brand new homes from national builders at discounts up to 22% off the retail value (see recent acquisitions summary for more information), creating embedded equity at closing of the asset. We generate income on the asset quickly by working to lease the home within 30 days. Each new home we acquire is delivered with builder warranties which help reduce operating costs, not to mention we take on no development risk. Our all in basis per home is significantly below the replacement cost of a multifamily or “build to rent” community.¹



Robust Operating Platform

Live Reszi® has built a refined institutional-quality operating platform, heavily focused on technology and processes. We own the property lifecycle, from acquisition to leasing to property management, all handled by our team. Our operational efficiencies are noteworthy: we maintain a 96%+occupancy portfolio wide, a tenant renewal rate of ~70% in 2024 which speaks to the satisfaction of its Residents; and our expense ratio of 37% on par with, and in some respects better than, what one would typically see in the multifamily residential asset class.



Multiple Off-Ramps

SFR benefits from greater liquidity and optionality that create multiple off-ramps. A buyer of the entire platform would benefit from acquiring an institutional-quality operating platform, heavily focused on technology and processes, commanding a premium over sale of just assets alone. We also have the ability to sell assets individually - we have the latitude to tailor a sale of the entire portfolio or a subset thereof, to suit a particular buyer’s needs. SFR assets are one of the most liquid of real estate assets; demand will increase as more institutional capital enters the SFR market.

¹According to Janover Multifamily Loans, the average cost to build a multifamily property in the United States in 2023 was \$350 per square foot (compared to our after purchase price basis of < \$160 per square foot)

Executive Team



Chris Mitchell
CEO

CEO & Founder of Reszi, Chris brings 25+ years of real estate expertise across housing and commercial sectors. Chris is a YPO board member and holds a Business Excellence certificate from Columbia Business School.



Jeff Staubach
Staubach Capital

Founding Partner of Staubach Capital and Advisor to Reszi, Jeff is a Duke alum with a \$1B+ track record in real estate. Former JLL regional president, he's active in YPO and several business and philanthropic groups.



Tyler Arrington
Reszi/Staubach Capital

CIO of Reszi and Partner at Staubach Capital, Tyler oversees acquisitions and capital strategy. A former Hillwood exec with \$1.5B+ in deals, he holds a BS/MBA from Pepperdine, plus credentials from Cornell and Harvard.



Thadeus Avvampato
COO

COO of Reszi, Thadeus brings 30+ years of rental asset and operations expertise. A former U.S. Marine, he's held senior roles at CHEP, Lennar Homes, iGPS, and more, driving growth through leadership and innovation.



Morgan Evans
Chief Legal Counsel

Reszi's Chief Legal Counsel, Morgan brings 25+ years of experience in corporate and real estate law, overseeing transactions, fund formation, and compliance. He holds degrees from UC Irvine and McGeorge School of Law.



Kim Beckley
CFO

Reszi's CFO, Kim is a CPA with deep expertise in financial operations, SEC reporting, and compliance. A KPMG alum, she holds a BS in Business Administration from Cal Poly San Luis Obispo.



DISCLOSURES AND RISK FACTORS

The content provided in this brochure was reviewed by Ausdal Financial Partners, the managing broker dealer.

Investors are reminded as always to read the private placement memorandum in its' entirety for more complete information including the various risks of the offering before making an investment. This document does not constitute an offer to sell or solicitation of an offer to buy any securities. Any and all securities in Reszi Fund VI, LP ("Reszi") are offered only via a Confidential Private Placement Memorandum ("PPM") provided to certain accredited investors. This document has been prepared by Reszi to provide initial information about Reszi's offering for sale of Class A, Class B, and Class C limited partnership units ("Units") described in detail in the PPM. This document contains certain confidential and/or proprietary information including, without limitation, certain information that may be trade secrets of Reszi, the disclosure of which could materially, adversely affect Reszi and/or its affiliated entities. Prospective investors should consider carefully those risk factors set forth below, as well as those set forth in the PPM in evaluating whether or not to purchase units. An investment in Reszi is not a direct investment in real property, but rather an investment in a limited partnership that owns a portfolio of single-family homes.

Risks Inherent in Investment in Real Property. An investment in Reszi is subject to the risks that are incident to ownership, management and operation of residential real property. Such risks include, without limitation, general economic conditions (which may impact the cost of debt financing, the availability of credit-worthy tenants, and maintenance costs), local real estate market conditions, such as pricing and availability of qualifying homes. Other risks include competition from other home buyers and single-family for rent operators. Ownership of real property creates obligations such as payment of property taxes, insurance and maintenance costs that must be met regardless of market conditions or revenue generated by operations.

Leverage of Investor's Equity. Reszi intends to obtain one or more debt facilities, as set forth in greater detail in the PPM. While Reszi anticipates servicing such debt with rental income generated by the single-family homes, it is possible that operations may not produce sufficient revenue to service such debt. Such conditions would place Reszi's real property assets in jeopardy of foreclosure, and could result in the loss of some or all of the investors' equity.

Tax Consequences. Neither Reszi nor its sponsor makes any representations or warranties regarding the tax treatment of any investment in Reszi, and strongly encourages any prospective investor to consult with his or her own CPA or tax professional to evaluate any tax issues or consequences that may result from an investment in Units of Reszi.

Cautionary Statement Regarding Forward-Looking Statements. Certain statements contained in this presentation or in other documents made available by the Fund, along with certain statements that may be made by Reszi GP I, LLC, the Fund's general partner, or other Fund representatives orally in presenting this material, regarding, among other matters, development plans and investment strategies, may contain "forward looking statements". They use words such as "estimate", "expect", "intend", "believe", "plan", "anticipate," "projected" and other words and terms of similar meaning.

These statements are based upon our current beliefs and expectations, and such beliefs and expectations are subject to significant risks and uncertainties, including those set forth in the private placement memorandum for the securities offering. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results and performance could differ materially from those set forth in the forward-looking statements. This presentation does not purport to provide all the information required for an investment decision. All information contained herein is qualified in the entirety by the offering documents and no investment decision should be based solely upon the information provided herein. Neither the Fund nor its advisors assume any obligation to update or revise, publicly or otherwise, this presentation or any forward-looking statements as circumstances change or as a result of subsequent events. By accepting this presentation, the recipient agrees that it will, and will cause its owners, directors, partners, managers, officers, employees, attorney(s), agents and representatives, to use the information only to evaluate potential interest in investments and strategies described herein, and for no other purpose. The contents of this presentation are proprietary and products of the Fund, and may not be reproduced or disseminated in whole or part without the prior written consent of the Sponsor. This presentation has been prepared from sources and data believed to be reliable. However, no representations are made as to the accuracy or completeness thereof. An investment in the Fund involves a high degree of risk and is suitable only for sophisticated investors who can tolerate the risk of loss of the entirety of such investor's investment. Past performance is not a guarantee, and is not necessarily indicative of future results. There is no assurance that the portfolio characteristics, ranges, returns on investments and limitations referenced in this material will be achieved and such information is subject to change without further notice. Potential investors should consult with their own professional advisors for advice on any investment, legal, tax, or accounting issues relating to an investment in a Fund. Investing in private placements (unregistered securities) is highly speculative and illiquid, suitable for only a limited number of investors who can bear the complete loss of the entirety of such investment without a change in lifestyle. The information contained herein is not investment advice and does not constitute a recommendation to buy or sell any security or that any transaction is suitable for any specific purposes or any specific person and is provided for information purposes only. Securities are offered by Ausdal Financial Partners, Inc. Member FINRA/ SIPC Reszi LLC and Staubach Capital LLC are not affiliated with Ausdal.



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Tyler Arrington

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